083.0	0007	0029.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,004,200	/	1,004,200
USE VALUE:	1,004,200	/	1,004,200
ASSESSED:	1,004,200	/	1,004,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOOLKALIS BRANDON
Owner 2:	BOLESKY KARA
Owner 3:	
Street 1:	12 MYSTIC BANK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OPPEDISANO ANTHONY JR -
Owner 2:	OPPEDISANO CELIA TRACEY -
Street 1:	4 POPLAR TERRACE
Twn/City:	ANDOVER
St/Prov:	MA Cntry:
Postal:	01810

NARRATIVE DESCRIPTION

This parcel contains 4,495 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Aluminum Exterior and 2996 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4495.000	615,800		388,400	1,004,200
Total Card	0.103	615,800		388,400	1,004,200
Total Parcel	0.103	615,800		388,400	1,004,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.24 | /Parcel: 335.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0007-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	616,000	0	4,495.	388,400	1,004,400	1,004,400	Year End Roll	12/18/2019
2019	104	FV	449,000	0	4,495.	382,800	831,800	831,800	Year End Roll	1/3/2019
2018	104	FV	449,000	0	4,495.	294,100	743,100	743,100	Year End Roll	12/20/2017
2017	104	FV	421,100	0	4,495.	277,400	698,500	698,500	Year End Roll	1/3/2017
2016	104	FV	421,100	0	4,495.	255,200	676,300	676,300	Year End	1/4/2016
2015	104	FV	375,300	0	4,495.	238,600	613,900	613,900	Year End Roll	12/11/2014
2014	104	FV	375,300	0	4,495.	219,700	595,000	595,000	Year End Roll	12/16/2013
2013	104	FV	390,500	0	4,495.	219,700	610,200	610,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6820

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OPPEDISANO ANTH	75594-577	1	9/11/2020		965,000	No	No		
OPPEDISANO ANTH	25315-291		5/1/1995		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/10/2018	MEAS&NOTICE	BS	Barbara S
2/13/2009	Measured	294	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4495		Sq. Ft.	Site		0	70.	1.23	6									388,395						388,400	

Total AC/HA: 0.10319 | Total SF/SM: 4495 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 388,395 | Spl Credit | Total: 388,400

PRINT

Date	Time
12/10/20	21:32:06

LAST REV

Date	Time
11/19/20	10:35:29

mmcmakin

User Acct: 52515
GIS Ref:
GIS Ref:
Insp Date: 08/10/18

!6820!

USER DEFINED

Prior Id # 1:	52515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00052571
Const Adj.:	0.98990101
Adj $ / SQ:	168.372
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690413
Depreciation:	74565
Depreciated Total:	615848

COMMENTS

643-5415.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	4	2	
Totals			
2	10	5	

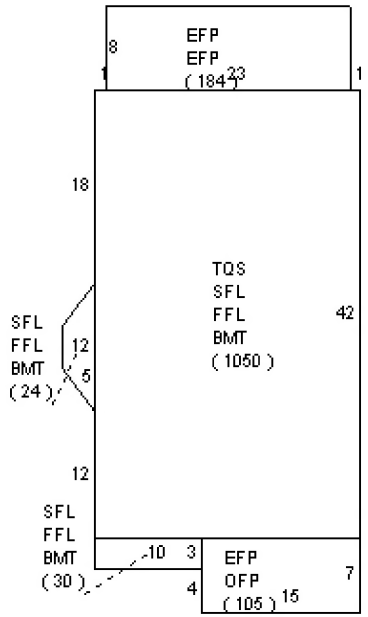
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.37
Special Features:	0	Val/Su Net:	131.64
Final Total:	615800	Val/Su SzAd	205.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	50.510	55,765
FFL	First Floor	1,104	168.370	185,882
SFL	Second Floor	1,104	168.370	185,882
TQS	3/4 Story	788	168.370	132,593
EFP	Enclos Porch	473	32.650	15,442
OFP	Open Porch	105	31.890	3,348
	Net Sketched Area:	4,678	Total:	578,912
Size Ad	2995.5	Gross Are	4940	FinArea 2996

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0007-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	